

FOR LEASE

# ROPER INDUSTRIAL WAREHOUSE

5403 ROPER ROAD

Edmonton, AB T6B 3L6



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## PROPERTY OVERVIEW

- + Excellent exposure to 11,424 vehicles per day along Roper Road
- + Ample Parking
- + Grade loading
- + Great location with easy access to 50th Street, 75th Street, Whitemud Drive, and Anthony Henday Drive

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### PROPERTY DETAILS

|                              |  |               |
|------------------------------|--|---------------|
| <b>Legal Description</b>     | Plan 8220320; Block 6; Lot 5                   |               |
| <b>Zoning</b>                | IM - Medium Industrial                         |               |
| <b>Year Built</b>            | 2004   |               |
| <b>Total Available Area</b>  | Unit 5403                                      | 2,800 sq. ft. |
| <b>Grade-Level Loading</b>   | (1) 10' x 10'                                  |               |
| <b>Ceiling Height</b>        | 18'6" clear                                    |               |
| <b>Power</b>                 | 120/240, 200 amp<br>*To be confirmed by tenant |               |
| <b>Heating</b>               | Gas fired unit heaters                         |               |
| <b>Lighting</b>              | Metal halide / T5H0                            |               |
| <b>Air Conditioning</b>      | Yes  |               |
| <b>Operating Cost (2017)</b> | \$6.89 per sq. ft. / annum                     |               |
| <b>Lease Rate</b>            | Starting at \$10.50 per sq. ft. / annum        |               |
| <b>Available</b>             | Immediately                                    |               |



\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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